164.0	0005	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,900 /	853,900
					USE VALUE:	853,900 /	853,900
					ASSESSED:	853,900 /	853,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	APPLETON PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUCKLEY TIMOTHY & DEBORAH
Owner 2:	
Owner 3:	
Street 1:	18 APPLETON PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BUCKLEY TIMOTHY & DEBORAH -
Owner 2:	HANLON HUBERT M -
Street 1:	18 APPLETON PLACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,704 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2222 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4704.000	461,100		392,800	853,900
Total Card	0.108	461,100		392,800	853,900
Total Parcel	0.108	461,100		392,800	853,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.29 | /Parcel: 384.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	108877
GIS Ref	
GIS Ref	
Insp Date	05/13/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	461,200	0	4,704.	392,800	854,000	854,000	Year End Roll	12/18/2019
2019	104	FV	359,400	0	4,704.	392,800	752,200	752,200	Year End Roll	1/3/2019
2018	104	FV	359,400	0	4,704.	263,700	623,100	623,100	Year End Roll	12/20/2017
2017	104	FV	337,300	0	4,704.	252,500	589,800	589,800	Year End Roll	1/3/2017
2016	104	FV	337,300	0	4,704.	230,100	567,400	567,400	Year End	1/4/2016
2015	104	FV	300,900	0	4,704.	185,200	486,100	486,100	Year End Roll	12/11/2014
2014	104	FV	300,900	0	4,704.	165,500	466,400	466,400	Year End Roll	12/16/2013
2013	104	FV	313,000	0	4,704.	157,100	470,100	470,100		12/13/2012

!12732!

PRINT

Date	Time
12/11/20	02:47:24

LAST REV

Date	Time
08/31/09	09:36:22
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12732

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY TIMOTHY	33176-80		6/29/2001	Family	1	No	No		
BOYLE ELAINE	21720-423		1/29/1992		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	108877
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2009	Measured	197	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	267	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4704		Sq. Ft.	Site		0	70.	1.19	11									392,785						392,800	

Total AC/HA:	0.10799	Total SF/SM:	4704	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	392,785	Spl Credit		Total:	392,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12254715
Const Adj.:	0.98990101
Adj $ / SQ:	188.906
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	626496
Depreciation:	165395
Depreciated Total:	461101

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

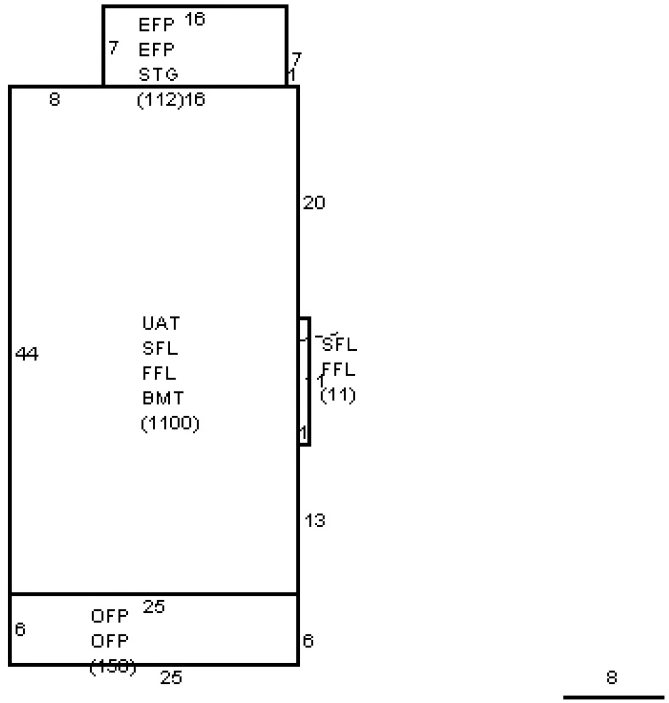
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.91
Special Features:	0	Val/Su Net:	108.93
Final Total:	461100	Val/Su SzAd	207.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,111	188.910	209,874
SFL	Second Floor	1,111	188.910	209,874
BMT	Basement	1,100	56.670	62,339
OFP	Open Porch	300	21.780	6,533
UAT	Upper Attic	275	75.560	20,780
EFP	Enclos Porch	224	38.980	8,732
STG	Storage	112	7.710	863
	Net Sketched Area:	4,233	Total:	518,995
Size Ad	2222	Gross Are	5058	FinArea 2222

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc